

ARTICLE II

PERMITTED USES

SECTION 28 – 201 PERMITTED USES

- A. Consistent with the authority granted by The Land Use Article of the Maryland Code, the Town Council has divided all lands within the corporate limits into the following zoning districts. Articles III through VII set forth the uses, standards and regulations for each district. The uses, standards and location of each district are generally consistent with the guidelines of the Comprehensive Plan for the Town.

Section 28 – 202 Table of Permitted Uses below lists the permitted, special exception, accessory, and temporary uses for each base zoning district except the RH District, for which the permitted uses are listed in Sections 28 – 313.3 through 28 – 315.5. Uses marked with an asterisk (*) indicate that use is subject to supplemental performance and/or development standards as detailed in Article X. Articles III sets forth the purpose and development standards for each base zoning district. Articles IV through VIII detail the permitted uses and development standards for all special districts within the Town.

- B. An appeal of the Town Planner's determination, relative to use determination only, may be made directly to the Easton Planning and Zoning Commission. Further appeals of the Planning Commission's determination beyond, shall follow the procedure prescribed for such in Section 28 – 1303.3 of this Ordinance.
 - C. NEGATIVE USE RESTRICTIONS AND RESTRICTIVE COVENANTS PROHIBITED AS AGAINST PUBLIC POLICY

1. Purpose and Intent. The public health, safety, and general welfare of the Town of Easton are compromised when private parties impose negative use restrictions and/or restrictive covenants on real property in the Town which prohibit or have the economic or practical effect of prohibiting the use of such real property for grocery store purposes after a grocery store owner or operator has terminated grocery store operation upon such real property. Such negative use restrictions and restrictive covenants are separate and distinct from commercially reasonable non-compete clauses included in shopping center development agreements whereby a landlord may agree with a tenant that is a grocery store not to lease another space in the same shopping center to a second grocery store in order to induce the first tenant to sign a long-term lease as an anchor tenant at such shopping center development.
 2. Prohibitions. A private agreement that purports to impose negative use restrictions and/or restrictive covenants upon real property in the Town of Easton so as to prohibit or have the economic or practical effect of prohibiting the use of such real property for grocery store purposes after a grocery store has terminated grocery store operations on

1 such real property, when such use would otherwise be permitted (including as a special
2 exception) under the Town's Zoning Code, shall be against public policy, void, and
3 unenforceable. The foregoing prohibition shall apply whether the private agreement
4 is incorporated in a deed restriction, restrictive covenant, a lease or memorandum of
5 lease, or any other instrument. This prohibition applies to all such private agreements
6 effective on or after September 18, 2017. This prohibition shall not apply to an owner
7 or operator of a grocery store that terminates operations at a site for purposes of
8 relocating the grocery store into a comparable or larger store located within the Town
9 of Easton within a quarter mile of the site where the prior operation was terminated;
10 provided that relocation and commencement of the operation of the new grocery store
11 at the new site occurs within two (2) years of the sale, transfer, or lease of the prior site,
12 and the negative use restriction or restrictive covenant does not have a term in excess
13 of three (3) years. If the new grocery store is not relocated within the Town of Easton
14 within a quarter mile of the prior site within two (2) years, then the negative use
15 restriction or restrictive covenant shall not be enforceable. The fines that may be levied
16 for violation of the Zoning Code pursuant to Section 28-1308 of the Zoning Code shall
17 not apply to such private agreements entered into prior to the effective date of this
18 section. However, all other available legal remedies, including but not limited to
19 declaratory judgment and/or injunctive relief shall apply to all violations of this section
20 including those entered into prior to the effective date of this section.

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TABLE 2.1
TABLE OF PERMISSIBLE USES

USE	A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
1. RESIDENTIAL USES											
Household Living											
101	Accessory Dwelling Unit *	SE	SE	SE	--	SE	--	--	--	--	
102	Manufactured Housing Subdivision or Parks *	--	--	--	SE	--	--	--	--	--	Also possible via PUD in any zone.
103	Middle Housing										
103.1	Duplex, side-by-side*	P	P	P	SE	P	--	--	--	--	
103.2	Duplex, stacked*	P	P	P	SE	P	--	--	--	--	
103.3	Cottage court*	SE	P	SE	--	SE	--	--	--	--	
103.4	Fourplex, stacked*	--	SE	SE	--	SE	--	--	--	--	
103.5	Townhouse*	--	SE	SE	SE	SE					
103.6	Triplex, stacked*	--	SE	SE	--	SE	--	--	--	--	
103.7	Mansion Apartment*	--	SE	SE	--	SE	--	--	--	--	
103.8	Courtyard Building*	--	SE	SE	--	SE	--	--	--	--	
103.9	Live-work units*	P	P	P	P	P	SE	SE	--	--	
104	Mobile Home	--	--	--	SE	--	--	--	--	--	
105	Multifamily Apartment Complex*	--	SE	SE	SE	SE	--	--	--	--	
106	Single Family Detached	P	P	P	P	SE	--	--	--	--	
107	Tiny House*	SE	SE	SE	SE	--	--	--	--	--	
108	Any Household Living Use Not listed above	SE	SE	SE	SE	SE	--	--	--	--	
Group Living											
109	Boarding House	--	--	--	--	SE	SE	--	--	--	
110	Domiciliary Care	--	SE	SE	SE	--	--	--	--	SE	

USE		A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
111	Group Home For Developmentally Disabled Persons	P	P	P	P	--	--	--	--	--	SE	
112	Halfway/Recovery Houses*											
112.1	Large Halfway House	--	SE	SE	SE	SE	--	--	--	--	--	
112.2	Recovery Residence	P	P	P	P	SE	--	--	--	--	--	
112.3	Small Halfway House	P	P	P	P	SE	--	--	--	--	--	
113	Homeless Shelter *	--	--	--	--	SE	SE	--	SE	--	SE	Also permitted w/in church facilities and may be permitted as a Temporary Use in any district.
114	Large Private Group Home For Persons Suffering From a Mental Disability	SE	SE	SE	SE	--	--	--	--	--	SE	
115	Nursing Homes	--	SE	SE	SE	SE	SE	SE	--	--	SE	
116	Retirement Community	--	SE	SE	SE	SE	SE	--	--	--	SE	
117	Small Private Group Home for Persons Suffering From a Mental Disability	SE	SE	SE	SE	--	--	--	--	--	SE	
118	Specialized Group Home	--	--	--	--	SE	SE	SE	SE	--	SE	
119	Any Group Living Use Not Listed Above	SE	SE	SE	SE	SE	SE	--	--	--	SE	
Lodging												
120	Bed and Breakfast *	SE	SE	SE	SE	SE	SE	--	--	--	--	
121	Short-term housing	SE	SE	SE	--	SE	P	P	--	--	--	
122	Hotels/Motels *	--	--	--	--	P	P	SE	--	--	--	
123	Any Lodging Use Not Listed Above	SE	SE	SE	SE	SE	SE	SE	--	--	--	
Residential – Miscellaneous												
124	Cottage Food Business*	P	P	P	P	P	P	P	--	--	--	

USE		A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
125	Dwelling for Resident Watchman or Caretaker employed on premises	--	--	--	--	--	--	--	A	A	A	
126	Family Day Care *	P	P	P	P	--	--	--	--	--	--	
127	Garage, private or shed *	A	A	A	A	A	A	--	--	--	--	
128	Home-based Business	P	P	P	P	P	P	--	--	--	--	
129	Home Occupations *	SE	SE	SE	SE	SE	SE	--	--	--	--	
130	Kennel *	A	A	A	A	--	--	--	--	--	--	
131	Swimming Pool *	A	A	A	A	A	--	--	--	--	--	This use refers to private swimming pools accessory to residential uses, as opposed to a public or quasi-public swimming pool.
132	Any Residential - Miscellaneous Use Not Listed Above	SE	SE	SE	SE	SE	SE	--	--	--	--	

2. COMMERCIAL USES

Business, Personal & Professional Services

201	Adult Day Care	SE	SE	SE	SE	--	P	--	SE	--	--	
202	Automotive Repair Garage*	--	--	--	--	--	SE	--	P	P	--	
203	Banks, Drive-Thru	--	--	--	--	SE	P	P	--	--	--	
204	Banks, Brokers & Other Financial Institutions (w/o Drive-Thru)	--	--	--	--	P	P	P	--	--	--	
205	Business Services	--	--	--	--	P	P	P	P	--	--	
206	Car Wash	--	--	--	--	--	P	--	P	--	--	
207	Commercial Kennel*	SE	--	--	--	--	SE	--	SE	--	--	
208	Commercial Stable	SE	--	--	--	--	--	--	--	--	--	
209	Crematorium*	SE	SE	SE	--	--	P	SE	SE	--	P	
210	Day Care, Group *	SE	SE	SE	SE	--	P	--	SE	--	SE	
211	Day Care, Small Group *	SE	SE	SE	SE	--	P	--	SE	--	SE	
212	Funeral Homes	--	--	--	--	P	P	P	--	--	--	

USE		A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
213	Gasoline/Service Station *	--	--	--	--	--	SE	--	--	--	--	
214	Personal Services	--	--	--	--	P	P	P	P	--	--	
215	Photography Studio	--	--	--	--	P	P	P	SE	--	--	
216	Office*	--	SE	SE	--	P	P	P	P	--	A	
217	Tattoo Parlor	--	--	--	--	--	--	--	--	--	--	
218	Any Business, Personal, or Professional Service Not Listed Above	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Food & Beverage Establishments												
219	Bars & Taverns	--	--	--	--	--	--	--	--	--	--	
220	Bistro*	--	--	--	--	P	P	--	--	--	--	Also permitted outright in the MXW Port Street, Water View and Water's Edge Subdistricts.
221	Brew-pub *	--	--	--	--	P	P	P	--	--	--	
222	Catering*	--	--	--	--	P	P	--	P	--	--	
223	Craft Beverage Manufacturing*	SE	--	--	--	P	P	P	P	--	--	
224	Micro-brewery	--	--	--	--	--	SE	--	P	P	--	
225	Mobile Food Uses *	T	T	T	T	T	T	T	T	T	T	
226	Restaurant, Fast Food	--	--	--	--	SE	SE	SE	--	--	--	
227	Restaurant, Carry Out/Delicatessen	--	--	--	--	P	P	P	--	--	-	
228	Restaurant, Night Club	--	--	--	--	P	P	SE	--	--	--	
229	Restaurant, Sit Down	--	--	--	--	P	P	P	--	--	--	Restaurants with the appropriate license for off-site consumption of wine, may offer sealed bottles or cases of wine for sale provided that if this activity is desired, a Special Exception shall be required
230	Any Food and Beverage Establishment Not Listed Above	SE	--	--	--	SE	SE	SE	--	--	--	
Health Services												

USE		A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
231	Animal Hospital or Veterinary Clinic*	--	--	--	--	--	SE	SE	P	--	--	
232	Drug Store/Pharmacy	--	--	--	--	P	P	P	--	--	--	
233	Hospital											
234	Medical Cannabis Dispensary*	--	--	--	--	SE	SE	SE	--	--	--	
235	Medical Cannabis Growing Facility*	P	--	--	--	--	SE	SE	P	P	SE	
236	Medical Cannabis Processing Facility*	--	--	--	--	--	--	--	P	P	--	
237	Medical Services	--	--	--	--	P	P	P	P	--	--	
238	Mobile Medical Facility	--	--	--	--	--	T	--	T	--	T	Also possible Temporary Use in the HC District.
239	Any Health Service Not Listed Above	--	--	--	--	SE	SE	SE	SE	--	--	
Retail Sales/Rentals												
240	Adult Oriented Business*	--	--	--	--	--	--	--	P	--	--	
241	Auction Houses	--	--	--	--	--	SE	--	SE	--	--	
242	Automobile Rental*	--	--	--	--	SE	P	P	P	--	--	
243	Auto Sales or Showroom *	--	--	--	--	--	P	SE	--	--	--	
244	Convenience Store*	--	--	--	--	P	P	P	--	--	--	
245	Farm Equipment, Trailer, or Boat sales & service	--	--	--	--	--	P	--	SE	--	--	
246	Greenhouses, nurseries, etc.	--	--	--	--	--	P	--	--	--	--	
247	Grocery Store	--	--	--	--	P	P	P	--	--	--	
248	Hardware Stores/Home Improvements/Building Supplies	--	--	--	--	P	P	P	--	--	--	
249	Liquor Stores *	--	--	--	--	SE	SE	--	--	--	--	
250	Major Retail*	--	--	--	--	--	--	--	--	--	--	Permitted as PUD only
251	Mall	--	--	--	--	--	--	--	--	--	--	

USE		A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
252	Retail Thrift or Outlet Store Operated by a Non-Profit Organization *	--	--	--	--	--	P	--	SE	SE	--	
253	Shopping Center – campus style *	--	--	--	--	--	--	--	--	--	--	Permitted only in PUD District. ¹
254	Shopping Center – strip *	--	--	--	--	P	--	--	--	--	--	
255	Any Retail Sales/Rental not listed above	--	--	--	--	P	P	SE	--	--	--	
Commercial Miscellaneous												
256	Christmas Tree Sales *	T	T	T	T	--	T	--	--	--	T	
257	Commercial Parking Lot or Garage	--	--	--	--	SE	SE	--	--	--	SE	
258	Farmer's Cooperative	--	--	--	--	--	SE	SE	--	--	--	
259	Farmer's Market *	SE	--	--	--	SE	SE	SE	SE	--	SE	Also possible as temporary use in these zones.
260	Marina	--	--	--	--	--	P	--	SE	SE	P	Also permitted in the MXW Water's Edge Subdistrict
261	Marketplace Buildings – Commercial *	--	--	--	--	SE	--	--	--	--	--	
262	Multiple Uses *	--	--	--	--	P	P	P	P	P	P	
263	Wayside Stands	SE/A	--	--	--	--	SE	SE	--	--	--	
264	Winery*	P	--	--	--	--	P	P	P	P	--	
265	Any Commercial – Miscellaneous Use Not Listed Above	SE	--	--	--	SE	SE	SE	SE	--	--	

3. INSTITUTIONAL USES

301	Cemeteries or Columbarium	SE	SE	SE	--	--	P	SE	--	--	P	Also permitted as accessory use to a House of Worship
302	Civic, Service Clubs, & Fraternal Organizations	SE	SE	SE	SE	P	P	P	SE	--	P	
303	Community Centers	--	--	--	--	P	P	P	SE	--	P	
304	Fire, Rescue, or Police Stations	SE	P									

USE		A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
305	Houses of Worship	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	
306	Jail or Temporary Detention Center	SE	--	--	--	--	--	--	SE	SE	P	
307	Libraries	--	SE	SE	SE	P	SE	--	--	--	P	
308	Mega-Church	--	--	--	--	--	--	--	--	--	--	Permitted only as a PUD
309	Museums	--	SE	--	--	P	P	P	SE	--	P	
310	Post Offices/Non-Governmental Parcel or Delivery Service	--	--	--	--	SE	SE	SE	SE	SE	SE	
311	Research Facilities and Laboratories	--	--	--	--	--	SE	SE	SE	SE	P	
312	Schools, Colleges, & Universities	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
313	Studios for the teaching of art, music, dance, drama, crafts, gymnastics or cheerleading, etc.	--	--	--	--	P	P	P	P	--	P	
314	Any Institutional Use Not Listed Above	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	

4. RECREATIONAL - ENTERTAINMENT USES

401	Archery Range	--	--	--	--	--	SE	SE	SE	--	--	
402	Arenas	--	--	--	--	SE	SE	SE	SE	--	P	
403	Billiard Parlor/Pool Hall	--	--	--	--	P	P	--	--	--	--	
404	Bowling Alleys	--	--	--	--	--	P	P	--	--	--	
405	Carnivals, Circuses or Public Events*	T	T	T	T	T	T	T	T	T	T	
406	Commercial Amusements or Recreation	--	--	--	--	--	SE	--	--	--	--	
407	Drive-in Theater	--	--	--	--	--	SE	--	--	--	--	
408	Fitness Centers/Sports Training Facilities/Health Spa/Figure Salon	--	SE	SE	SE	P	SE	SE	P	--	--	
409	Ice/Roller Rink	--	--	--	--	--	SE	SE	--	--	P	

USE		A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
410	Indoor Pistol/Rifle Range	--	--	--	--	--	--	--	--	--	--	
411	Indoor Recreation Facilities for Swimming, Tennis, Basketball, etc. *	--	SE	SE	SE	--	SE	SE	--	--	P	
412	Outdoor shooting sports such as Trap, Skeet, Sporting Clays, etc.	SE*	--	--	--	--	--	--	--	--	--	
413	Outdoor Recreation Areas such as Country Clubs, Golf, Tennis, or Swim Clubs *	SE	SE	SE	SE	--	SE	SE	--	--	P	
414	Parks and Recreation Areas	P	P	P	P	P	P	P	P	P	P	
415	Stadium	--	--	--	--	--	SE	SE	SE	--	SE	
416	Tent/Special Events	T	T	T	T	T	T	T	T	T	T	
417	Theater, Movie House, Cinema – Indoor	--	--	--	--	P	P	P	--	--	--	
418	Viewing Booths and Live Viewing Booths	--	--	--	--	--	--	--	--	--	--	
419	Any Recreational-Entertainment Use Not Listed Above	SE	SE	SE	SE	SE	SE	SE	SE	--	SE	

5. INDUSTRIAL USES

Construction/Contracting Services

501	Brick Yard	--	--	--	--	--	--	--	SE	SE	--	
502	Concrete Mixing	--	--	--	--	--	--	--	--	SE	--	
503	Construction Equipment Sales or Rental	--	--	--	--	--	P	--	SE	P	--	
504	Construction Supply & Services	--	--	--	--	--	P	--	SE	SE	--	
505	Contractor's Office w/ no outside storage	--	--	--	--	P	P	P	P	P	--	
506	Contractor's Office w/ outside storage	--	--	--	--	--	SE	--	P	P	--	
507	Storage, & distribution of Sand & Gravel	--	--	--	--	--	--	--	--	SE	--	

USE		A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
508	Any Construction – Contracting Service Not Listed Above	SE	--	--	--	--	SE	SE	SE	SE	--	
Food and Beverage Storage, Processing, etc.												
509	Agriculture, controlled-environment	P	--	--	--	--	SE	SE	P	P	SE	
510	Bakery, manufacturing	--	--	--	--	--	--	--	P	P	--	
511	Bottling or distribution stations for beverages	--	--	--	--	--	P	--	P	P	--	
512	Feed and Grain Mill	--	--	--	--	--	--	--	--	SE	--	
513	Meat packing or storage (excluding stockyards or slaughter houses)	--	--	--	--	--	--	--	--	SE	--	
514	Any Food & Beverage Storage, Processing, etc., Use Not Listed Above	SE	--	--	--	--	--	--	SE	SE	--	
Manufacturing, Wholesale, Warehousing, Storage & Distribution												
515	Climate-controlled self-storage*	SE	--	--	--	SE	P	P	P	P	--	
516	Forge or foundry works	--	--	--	--	--	--	--	--	SE	--	
517	Machine shops & structural steel fabricating	--	--	--	--	--	--	--	P	P	--	
518	Mini-warehouses*	--	--	--	--	--	--	--	P	P	--	
519	Storage & sales of grain, livestock feed, & solid fuel	--	--	--	--	--	--	--	--	SE	--	
520	Warehousing, Wholesale, storage & distribution	--	--	--	--	--	P	SE	P	P	--	
521	Wholesale and retail sales of products manufactured or stored on the premises in conjunction with any other principal permitted use	--	--	--	--	--	--	--	P	P	--	

USE		A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
522	Any Manufacturing, Wholesale, Warehousing, Storage & Distribution Not Listed Above	--	--	--	--	--	SE	SE	SE	SE	--	
Industrial – Miscellaneous												
523	Airport	--	--	--	--	--	--	--	SE	SE	--	
524	Blacksmith Shop	--	--	--	--	--	--	--	SE	P	--	
525	Electric generating or steam power plant	--	--	--	--	--	--	--	SE	SE	SE	
526	Industrial Park *	--	--	--	--	--	--	--	P	P	--	
527	Industry, heavy *	--	--	--	--	--	--	--	--	SE	--	
528	Industry heavy w/ no potentially hazardous or commonly recognized offensive conditions *	--	--	--	--	--	--	--	--	P	--	
529	Industry, light *	--	--	--	--	--	--	--	P	P	--	
530	Printing and publishing	--	--	--	--	--	--	--	P	P	--	
531	Research, experimental, or testing laboratories excluding high explosives, toxic, or radioactive materials	--	--	--	--	--	--	--	P	P	--	
532	Saw Mills	T	--	--	--	--	--	--	SE	P	--	
533	Storage & distribution of flammable liquids*	--	--	--	--	--	--	--	SE	SE	--	
534	Stone or monument works	--	--	--	--	--	--	--	SE	--	--	
535	Trucking & freight stations, terminals, & storage yards (excluding flammable liquids)	--	--	--	--	--	--	--	SE	P	--	
536	Welding shops	--	--	--	--	--	--	--	SE	SE	--	
537	Any Industrial – Miscellaneous Use Not Listed Above	SE	--	--	--	--	--	--	SE	SE	--	

USE	A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
6. MISCELLANEOUS/COMBINATION/HYBRID USES											
601	Agriculture *	P	P	P	P	--	--	P	P	P	
602	Buildings in excess of height or size limitations	--	--	--	--	--	--	SE	--	--	SE
603	Donation Bins *	--	--	--	--	SE	SE	SE	SE	--	
604	Garage or yard sales *	T	T	T	T	--	--	--	--	--	
606	Helipads	A	A	A	A	A	A	A	A	A	Permitted only as Accessory Uses to airports, hospitals, police stations, or other public services.
607	Other uses, not listed elsewhere, that are clearly incidental and customary to and associated with a permitted use.	A	A	A	A	A	A	A	A	A	
608	Live-Work Unit	--	SE	SE	SE	P	P	SE	--	--	--
609	Portable on Demand Storage*	P	P	P	P	P	P	P	P	P	
610	Public Utilities	P	P	P	P	P	P	P	P	P	
611	Radio or television station	--	--	--	--	SE	P	SE	SE	--	--
612	Recycling Collection Station	SE	SE	SE	SE	SE	P	SE	P	P	SE
613	Recycling Processing Center	--	--	--	--	--	--	--	SE	P	SE
614	Seasonal or Long-Term Temporary Storage*	--	--	--	--	--	T	T	--	--	--
614	Sewage treatment plants	SE	--	--	--	--	--	--	SE	SE	--
615	Small Cell Facility*	A	A	A	A	A	A	A	A	A	Also permitted in the RH and MXW Districts as Accessory Use
616	Small Wind Energy Turbine *	A	A	A	A	--	--	--	--	--	A
617	Solar Panels, Roof mounted	A	A	A	A	A	A	A	A	A	
618	Solar Panels, Array*	SE	SE	SE	SE	SE	SE	SE	SE	SE	
619	Solar Panels, Ground Mounted*	SE	SE	SE	SE	SE	SE	SE	SE	SE	

USE		A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
620	Solid waste landfill	SE	--	--	--	--	--	--	--	SE	--	
621	Special Office Use *	--	SE	SE	--	SE	--	--	--	--	--	
622	Stable or barn	A	--	--	--	--	--	--	--	--	--	
623	Storage of boats, travel trailers, motorcycles, jet-skis or similar recreationally used vehicles *	A	A	A	A	--	--	--	--	--	--	
624	Storage Trailers	--	--	--	--	--	--	--	--	--	--	
625	Temporary Sales at the location of non-profit organizations	T	T	T	T	T	T	T	T	T	T	The maximum duration of such sales shall be three days. No good may be sold which is prohibited to be sold in general in the Town of Easton.
626	Tower *	--	--	--	--	--	P	--	P	P	--	
627	Visitor Center	--	--	--	--	P	P	P	--	--	P	
628	Any Miscellaneous-Combination-Hybrid Use Not Listed Above	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	

1
2 Table 2.1 Notes:

3
4 * - DENOTES A USE SUBJECT TO SUPPLEMENTAL STANDARDS (SEE SECTION 28 –
5 1007)

6
7 A – DENOTES A USE THAT IS PERMITTED ONLY ACCESSORY TO A PERMITTED USE.
8 NOTE THAT THESE ONLY REPRESENT THE MORE COMMON ACCESSORY USES.
9 OTHER USES MAY BE PERMITTED, ONLY AS ACCESSORY TO A PRINCIPAL
10 PERMITTED USE, IF THE TOWN PLANNER DETERMINES THAT THE PROPOSED
11 ACCESSORY USE IS COMMONLY ASSOCIATED WITH THE PRINCIPAL PERMITTED
12 USE AND THAT IT WILL CLEARLY BE INCIDENTAL TO SAID PRINCIPAL USE.

13
14 P - DENOTES A USE THAT IS PERMITTED BY RIGHT

15
16 SE - DENOTES A USE PERMITTED WITH A SPECIAL EXCEPTION

17
18 T - DENOTES A USE PERMITTED WITH A TEMPORARY USE PERMIT (SEE SECTION 28 –
19 1306)

20
21 -- - DENOTES A PROHIBITED USE

1
2 1 - SHOPPING CENTERS WHICH WERE PREVIOUSLY APPROVED AS SPECIAL
3 EXCEPTIONS OR PMR DISTRICTS SHALL BE TREATED AS APPROVED PUD
4 DISTRICTS. ANY CHANGES TO SUCH SHOPPING CENTERS SHALL BE REVIEWED AS
5 PER THE REQUIREMENTS FOR AMENDMENTS TO APPROVED PUD DISTRICTS.
6

7 THIS TABLE INDICATES PERMITTED USES IN BASE ZONES ONLY EXCLUDING THE
8 RH DISTRICT AND THE MXW DISTRICT. FOR USES PERMITTED IN THE RH DISTRICT,
9 SEE SECTIONS 28 – 313.3 THROUGH 28 – 313.5. FOR USES PERMITTED IN THE MXW
10 ZONING DISTRICT. SEE SECTIONS 28-314.2.1. FOR USES PERMITTED IN SPECIAL
11 (OVERLAY AND FLOATING) ZONES, SEE ARTICLES IV – VIII